HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2011

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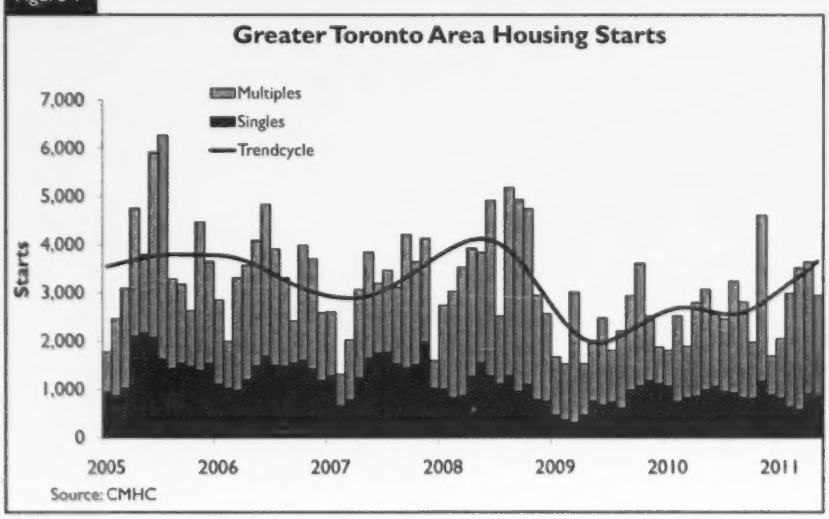
New Home Market

GTA Housing Starts Moderate in May

A total of 2,938 new homes were started in the Greater Toronto Area (GTA) during May, down four per cent from the same month last year. It was the first annual decrease registered this year, reflecting a strong showing at this time last year and also some moderation from a recent string of elevated activity.

A five per cent gain was recorded for condominium apartment starts — the seventh consecutive month showing an annual increase for this housing segment. Condo completions have been nearly as high this year, which has kept the number of condo apartments under construction elevated at over 34,000 units. Despite the rising supply

Figure 1



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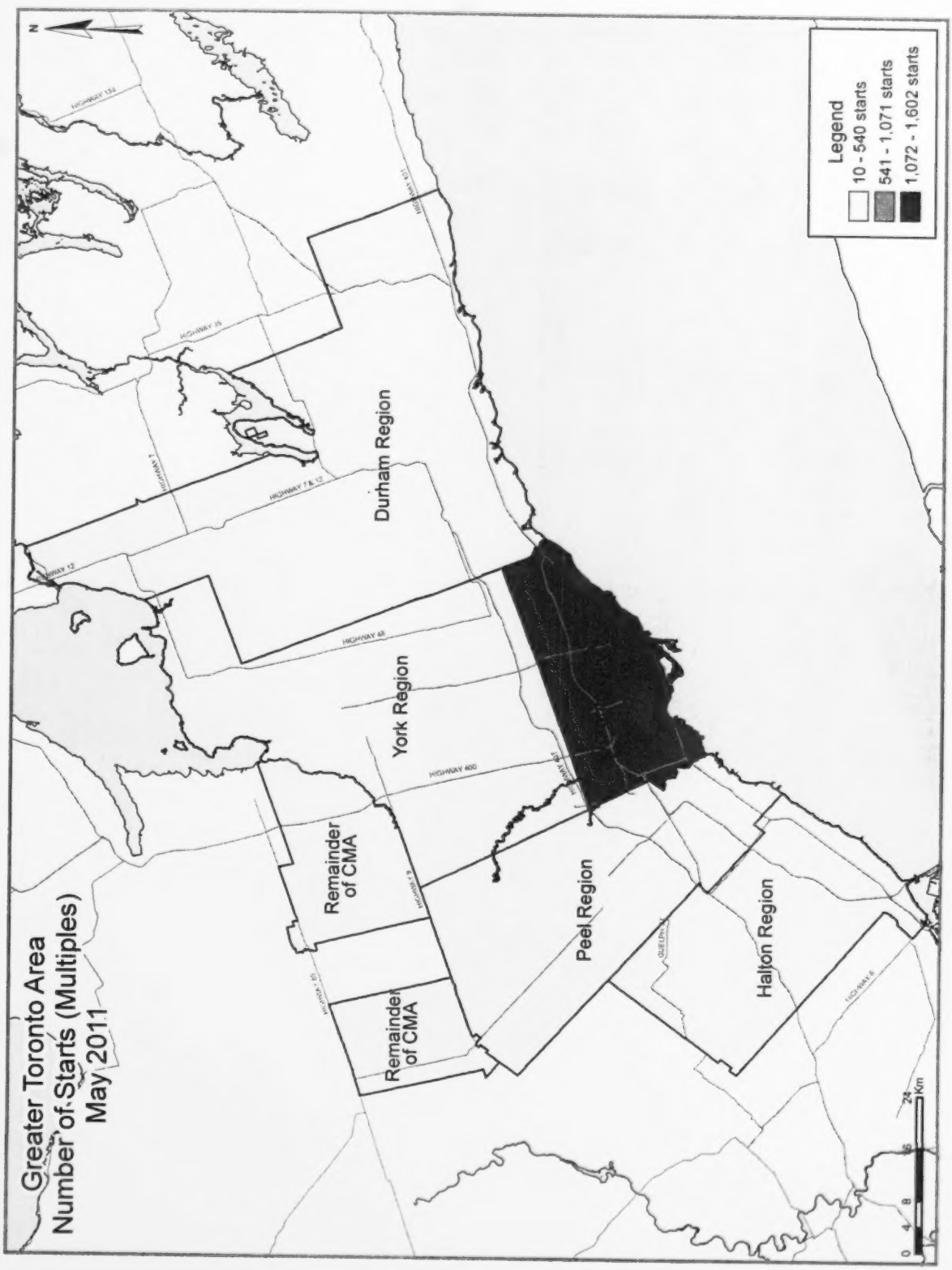
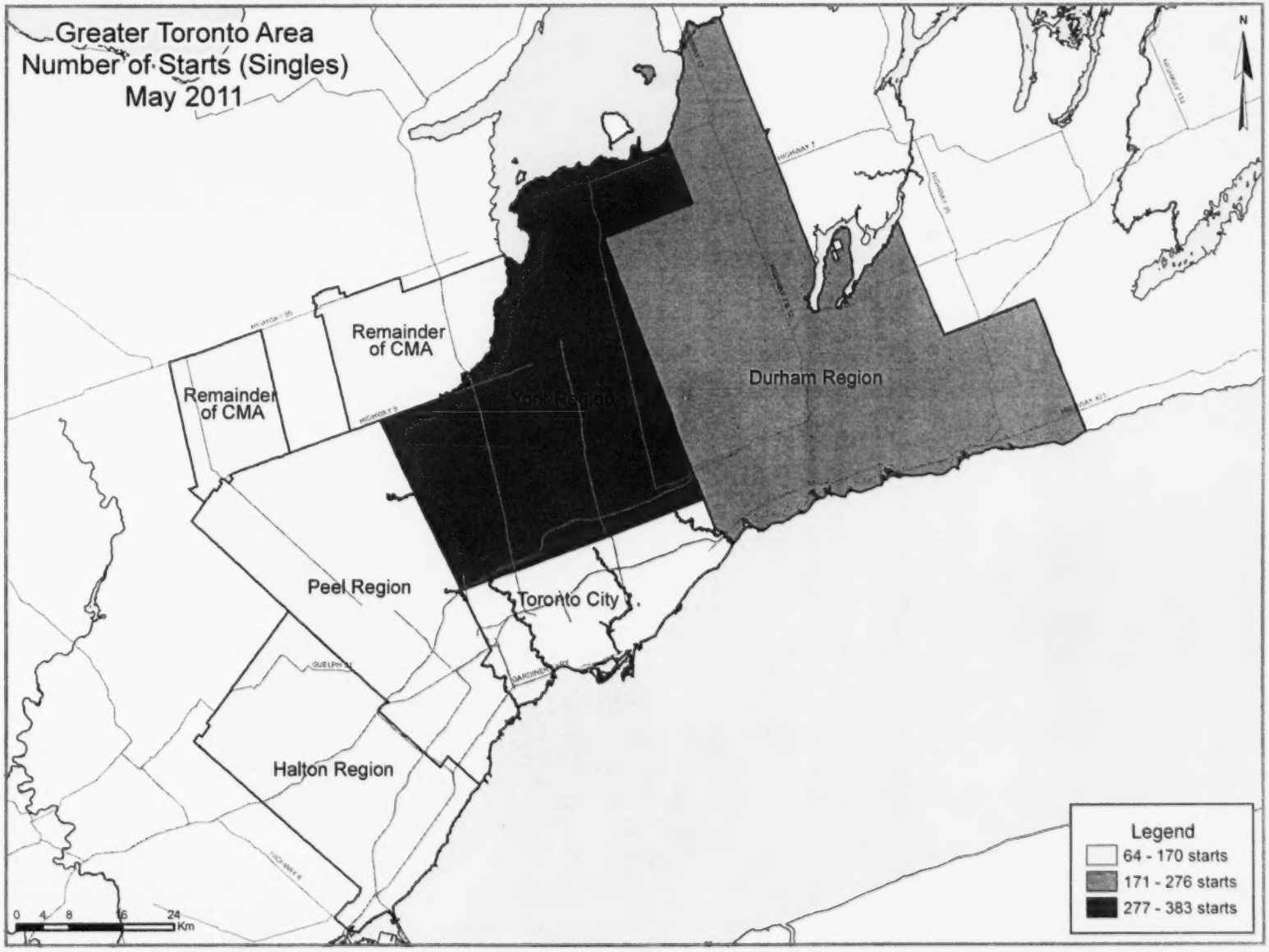
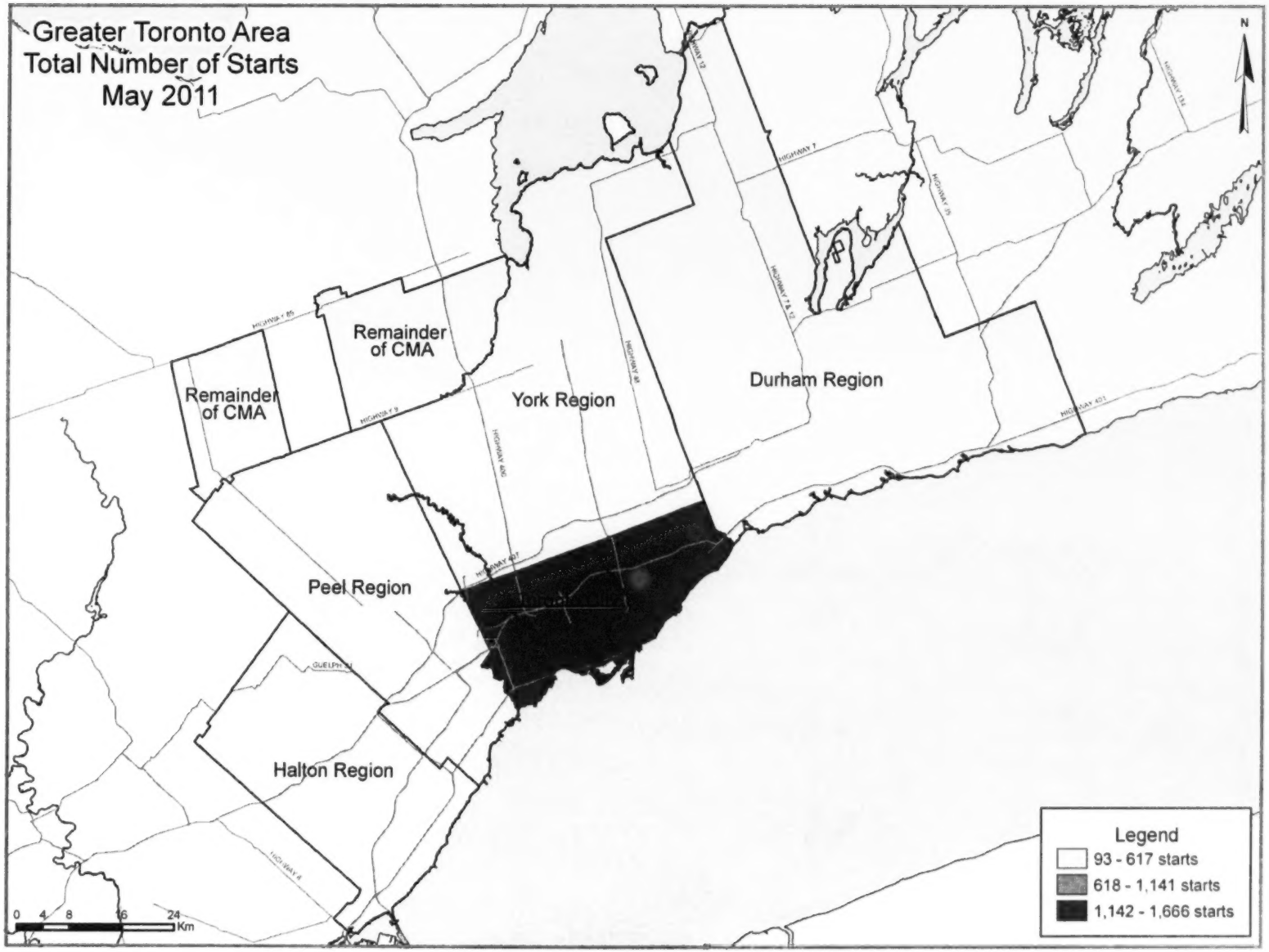
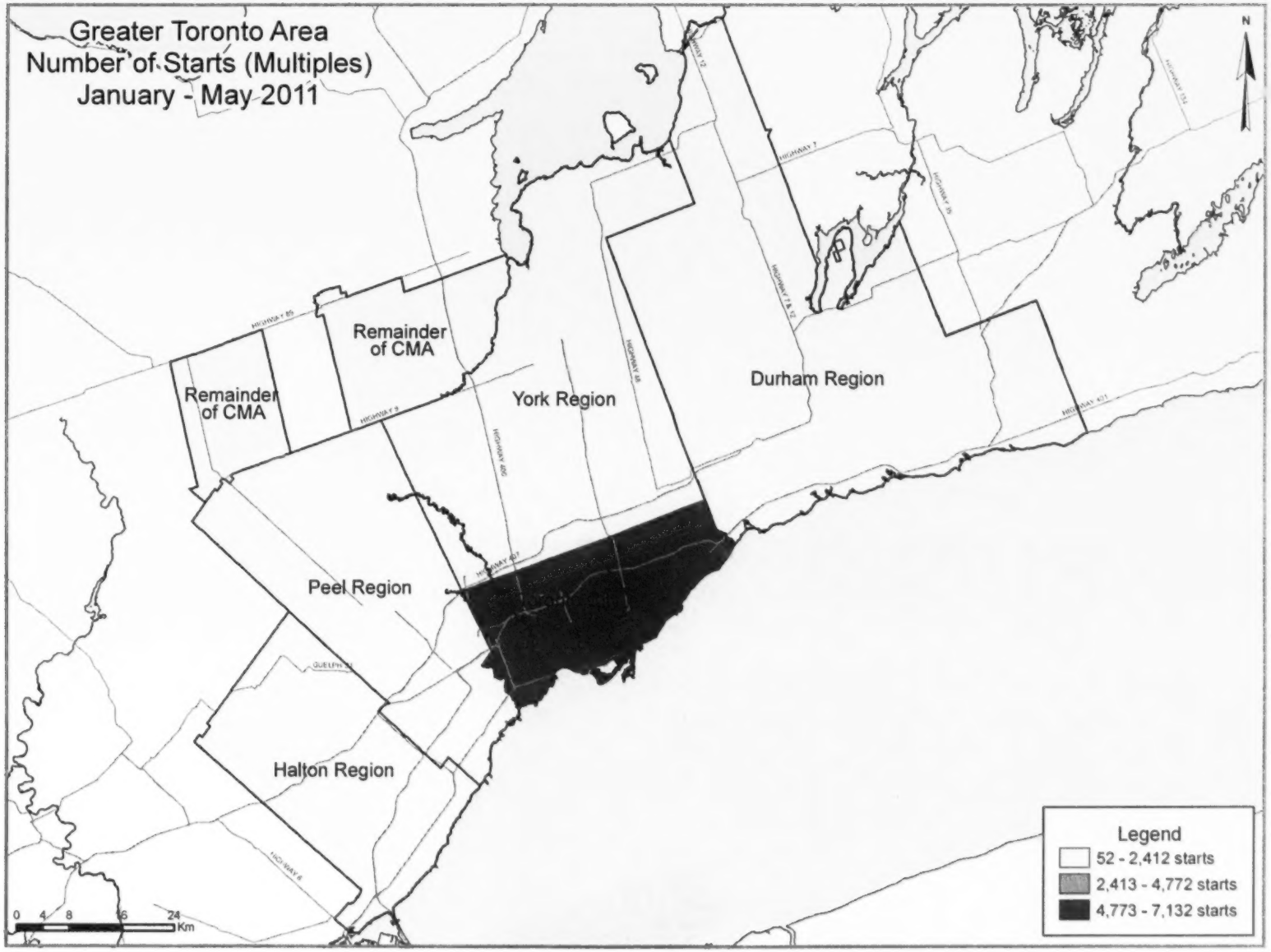
in the condo market, the number of completed and unoccupied condo apartments remains below average at 412 units. This reflects strong sales results for projects during the pre-construction and construction phases.

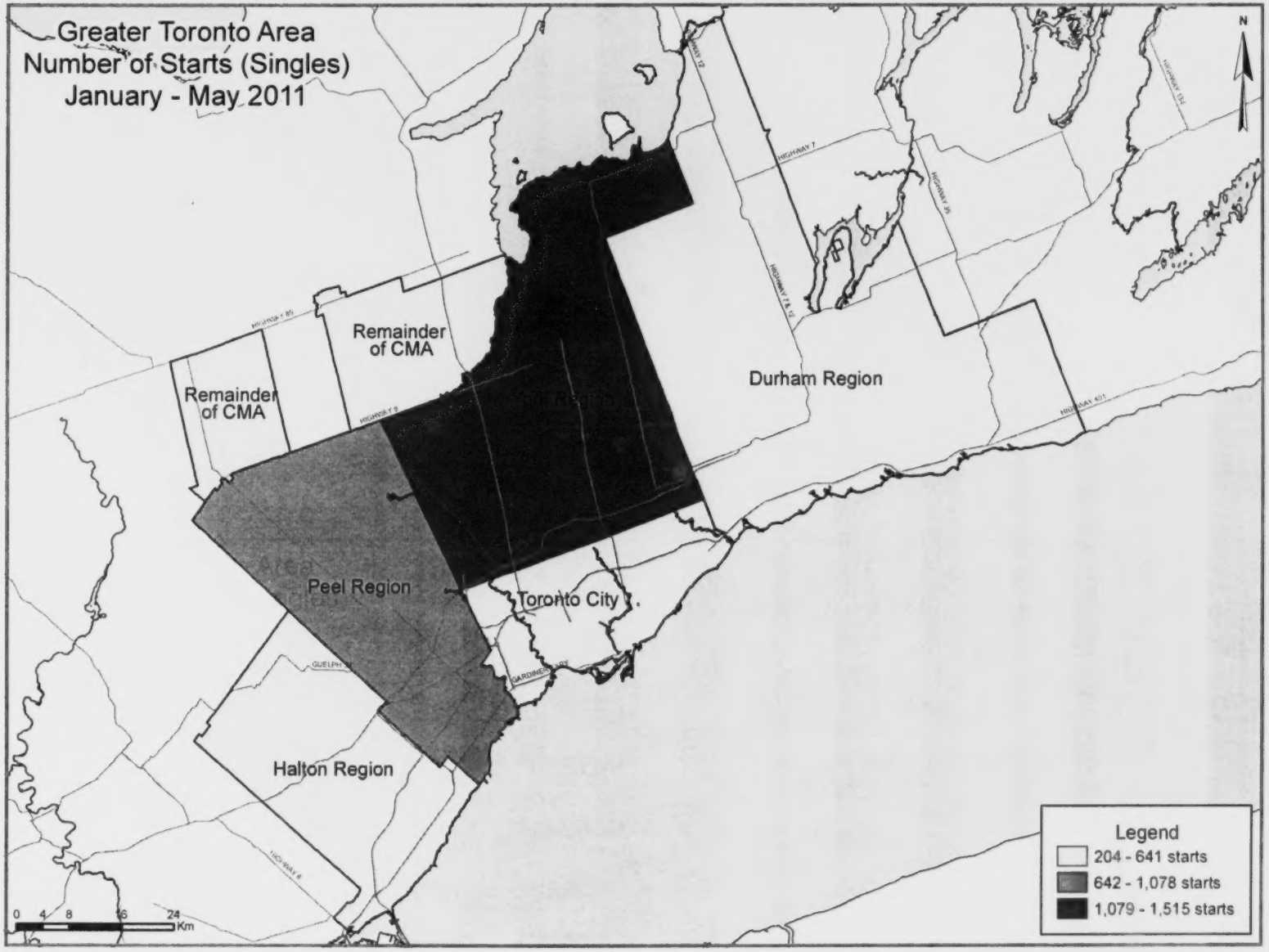
Single detached starts were down 10 per cent compared to May 2010 and have now declined on a year-over-year basis in eight out of the past nine months. Declines were also registered in the semi-detached and row categories. As a group, low-rise housing starts are down 13 per cent year-to-date. So far this year, low-rise housing types have accounted for 39 per cent of total starts in the GTA — much lower than the 56 per cent share registered in 2010.

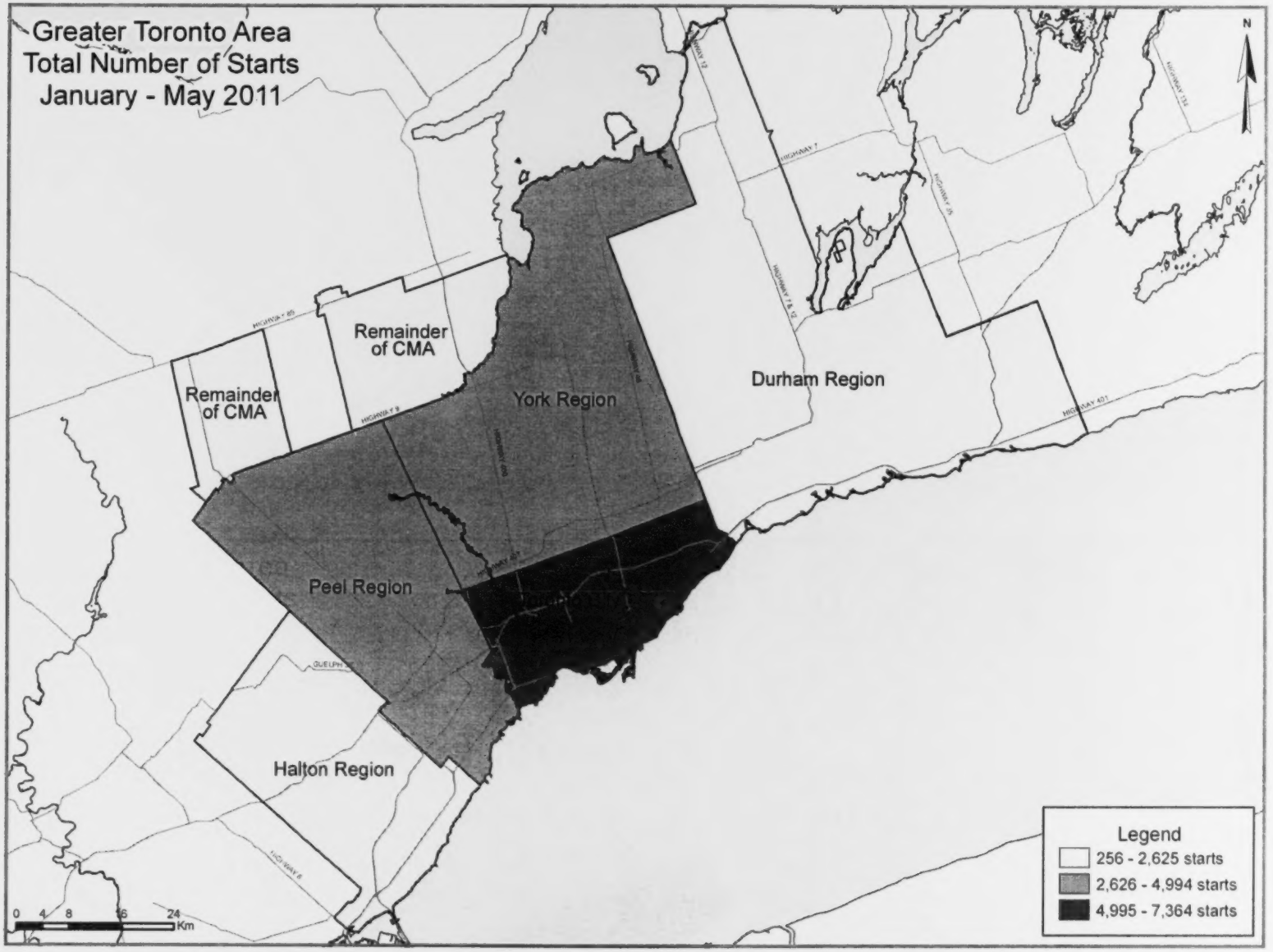

Greater Toronto Area
Number of Starts (Multiples)
May 2011
Legend
10 - 540 starts
541 - 1,071 starts
1,072 - 1,602 starts
N
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 48
HIGHWAY 400
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 35
HIGHWAY 7
HIGHWAY 50
HIGHWAY 6
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
May 2011
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
64 - 170 starts
171 - 276 starts
277 - 383 starts
0 4 8 16 24
Km


Greater Toronto Area
Total Number of Starts
May 2011
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 48
HIGHWAY 404
HIGHWAY 407
HIGHWAY 401
GUELPH
0 4 8 16 24 Km
Legend
93 - 617 starts
618 - 1,141 starts
1,142 - 1,666 starts


Greater Toronto Area
Number of Starts (Multiples)
January - May 2011
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
HIGHWAY 7
HIGHWAY 48
HIGHWAY 407
HIGHWAY 401
GUELPH
0 4 8 16 24 Km
Legend
52 - 2,412 starts
2,413 - 4,772 starts
4,773 - 7,132 starts


Greater Toronto Area
Number of Starts (Singles)
January - May 2011
N
Remainder of CMA
Remainder of CMA
Durham Region
Peel Region
Toronto City
Halton Region
HIGHWAY 7
HIGHWAY 401
GUELPH
0 4 8 16 24
Km
Legend
204 - 641 starts
642 - 1,078 starts
1,079 - 1,515 starts


Greater Toronto Area
Total Number of Starts
January - May 2011
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
Legend
256 - 2,625 starts
2,626 - 4,994 starts
4,995 - 7,364 starts
0 4 8 16 24
Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
May 2011	64	0	14	0	17	1,571	0	0	1,666
May 2010	101	2	12	0	49	1,268	0	0	1,432
York Region									
May 2011	383	28	58	0	0	0	0	0	469
May 2010	371	40	66	0	116	0	0	0	593
Peel Region									
May 2011	154	64	75	0	0	0	0	0	293
May 2010	130	72	98	0	34	104	0	0	438
Halton Region									
May 2011	111	0	70	0	20	0	0	0	201
May 2010	191	30	22	0	8	121	0	0	372
Durham Region									
May 2011	179	10	91	0	29	0	0	0	309
May 2010	195	2	31	0	0	0	0	0	228
Toronto CMA									
May 2011	783	108	260	2	33	1,571	0	0	2,757
May 2010	893	128	202	4	207	1,493	0	0	2,927
Oshawa CMA									
May 2011	133	4	48	0	29	0	0	0	214
May 2010	133	0	27	0	0	0	0	0	160
Greater Toronto Area									
May 2011	891	102	308	0	66	1,571	0	0	2,938
May 2010	988	146	229	0	207	1,493	0	0	3,063

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2011	133	4	48	0	29	0	0	0	214
May 2010	133	0	27	0	0	0	0	0	160
% Change	0.0	n/a	77.8	n/a	n/a	n/a	n/a	n/a	33.8
Year-to-date 2011	428	38	48	0	56	0	0	16	586
Year-to-date 2010	635	0	33	0	0	0	0	8	676
% Change	-32.6	n/a	45.5	n/a	n/a	n/a	n/a	100.0	-13.3
UNDER CONSTRUCTION									
May 2011	840	38	127	0	151	6	0	72	1,234
May 2010	866	2	67	0	90	18	0	50	1,093
% Change	-3.0	**	89.6	n/a	67.8	-66.7	n/a	44.0	12.9
COMPLETIONS									
May 2011	105	6	24	0	12	6	0	0	153
May 2010	102	0	30	0	0	0	0	0	132
% Change	2.9	n/a	-20.0	n/a	n/a	n/a	n/a	n/a	15.9
Year-to-date 2011	406	10	96	0	47	6	0	2	567
Year-to-date 2010	418	2	38	0	16	0	3	0	477
% Change	-2.9	**	152.6	n/a	193.8	n/a	-100.0	n/a	18.9
COMPLETED & NOT ABSORBED									
May 2011	11	0	3	0	3	10	0	0	27
May 2010	12	0	3	0	8	60	0	0	83
% Change	-8.3	n/a	0.0	n/a	-62.5	-83.3	n/a	n/a	-67.5
ABSORBED									
May 2011	109	6	26	0	12	3	0	0	156
May 2010	107	0	29	0	0	0	0	0	136
% Change	1.9	n/a	-10.3	n/a	n/a	n/a	n/a	n/a	14.7
Year-to-date 2011	407	10	95	0	47	11	0	2	572
Year-to-date 2010	424	2	42	0	21	1	3	0	493
% Change	-4.0	**	126.2	n/a	123.8	**	-100.0	n/a	16.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2011	891	102	308	0	66	1,571	0	0	2,938
May 2010	988	146	229	0	207	1,493	0	0	3,063
% Change	-9.8	-30.1	34.5	n/a	-68.1	5.2	n/a	n/a	-4.1
Year-to-date 2011	3,830	730	1,701	4	341	7,629	4	879	15,118
Year-to-date 2010	4,484	694	1,095	2	573	4,475	14	717	12,054
% Change	-14.6	5.2	55.3	100.0	-40.5	70.5	-71.4	22.6	25.4
UNDER CONSTRUCTION									
May 2011	7,565	1,428	3,314	27	1,222	34,073	32	3,001	50,691
May 2010	7,515	1,322	2,832	26	1,252	35,893	22	3,077	51,968
% Change	0.7	8.0	17.0	3.8	-2.4	-5.1	45.5	-2.5	-2.5
COMPLETIONS									
May 2011	973	144	220	0	107	1,324	0	0	2,768
May 2010	1,111	156	174	1	130	401	0	0	1,973
% Change	-12.4	-7.7	26.4	-100.0	-17.7	**	n/a	n/a	40.3
Year-to-date 2011	3,682	542	1,234	0	491	6,068	12	596	12,625
Year-to-date 2010	4,082	792	454	15	341	3,757	3	568	10,012
% Change	-9.8	-31.6	171.8	-100.0	44.0	61.5	**	4.9	26.1
COMPLETED & NOT ABSORBED									
May 2011	100	11	42	0	28	412	13	512	1,118
May 2010	453	37	73	7	44	777	23	321	1,735
% Change	-77.9	-70.3	-42.5	-100.0	-36.4	-47.0	-43.5	59.5	-35.6
ABSORBED									
May 2011	994	148	228	0	107	1 284	0	61	2,822
May 2010	1,105	164	206	1	123	407	0	0	2,006
% Change	-10.0	-9.8	10.7	-100.0	-13.0	**	n/a	n/a	40.7
Year-to-date 2011	3,767	554	1,253	0	487	6,068	12	625	12,766
Year-to-date 2010	4,049	790	530	13	336	3,349	6	79	9,152
% Change	-7.0	-29.9	136.4	-100.0	44.9	81.2	100.0	**	39.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
May 2011	64	0	14	0	17	1,571	0	0	1,666
May 2010	101	2	12	0	49	1,268	0	0	1,432
York Region									
May 2011	383	28	58	0	0	0	0	0	469
May 2010	371	40	66	0	116	0	0	0	593
Peel Region									
May 2011	154	64	75	0	0	0	0	0	293
May 2010	130	72	98	0	34	104	0	0	438
Halton Region									
May 2011	111	0	70	0	20	0	0	0	201
May 2010	191	30	22	0	8	121	0	0	372
Durham Region									
May 2011	179	10	91	0	29	0	0	0	309
May 2010	195	2	31	0	0	0	0	0	228
Toronto CMA									
May 2011	783	108	260	2	33	1,571	0	0	2,757
May 2010	893	128	202	4	207	1,493	0	0	2,927
Oshawa CMA									
May 2011	133	4	48	0	29	0	0	0	214
May 2010	133	0	27	0	0	0	0	0	160
Greater Toronto Area									
May 2011	891	102	308	0	66	1,571	0	0	2,938
May 2010	988	146	229	0	207	1,493	0	0	3,063

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
May 2011	968	212	1,346	0	121	27,317	20	2,765	32,778
May 2010	992	88	580	0	117	27,800	14	2,419	32,039
York Region									
May 2011	2,440	424	611	0	198	1,966	4	84	5,727
May 2010	2,727	434	1,000	0	381	3,202	0	0	7,744
Peel Region									
May 2011	2,263	646	530	27	455	3,134	8	0	7,063
May 2010	1,420	438	496	26	437	4,021	8	426	7,272
Halton Region									
May 2011	789	80	536	0	283	1,415	0	80	3,183
May 2010	1,015	274	368	0	223	852	0	182	2,914
Durham Region									
May 2011	1,105	66	291	0	165	241	0	72	1,940
May 2010	1,361	88	388	0	94	18	0	50	1,999
Toronto CMA									
May 2011	6,757	1,438	3,128	39	1,041	33,575	32	2,929	48,968
May 2010	6,823	1,226	2,836	69	1,108	35,368	22	2,875	50,356
Oshawa CMA									
May 2011	840	38	127	0	151	6	0	72	1,234
May 2010	866	2	67	0	90	18	0	50	1,093
Greater Toronto Area									
May 2011	7,565	1,428	3,314	27	1,222	34,073	32	3,001	50,691
May 2010	7,515	1,322	2,832	26	1,252	35,893	22	3,077	51,968

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
May 2011	55	8	0	0	0	849	0	0	912
May 2010	70	6	10	0	9	401	0	0	496
York Region									
May 2011	485	54	32	0	20	0	0	0	591
May 2010	522	92	73	1	32	0	0	0	720
Peel Region									
May 2011	200	40	49	0	36	469	0	0	794
May 2010	123	30	22	0	38	0	0	0	213
Halton Region									
May 2011	119	36	103	0	39	0	0	0	297
May 2010	272	28	31	0	51	0	0	0	382
Durham Region									
May 2011	114	6	36	0	12	6	0	0	174
May 2010	124	0	38	0	0	0	0	0	162
Toronto CMA									
May 2011	912	130	196	4	99	1,318	0	0	2,659
May 2010	1,021	142	144	6	113	401	0	0	1,827
Oshawa CMA									
May 2011	105	6	24	0	12	6	0	0	153
May 2010	102	0	30	0	0	0	0	0	132
Greater Toronto Area									
May 2011	973	144	220	0	107	1,324	0	0	2,768
May 2010	1,111	156	174	1	130	401	0	0	1,973

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket May 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
May 2011	38	8	21	0	12	309	11	257	656
May 2010	62	9	29	0	16	649	11	318	1,094
York Region									
May 2011	12	0	5	0	2	30	2	0	51
May 2010	5	8	13	0	11	27	0	0	64
Peel Region									
May 2011	24	3	5	0	6	63	0	197	298
May 2010	309	10	3	7	4	22	12	3	370
Halton Region									
May 2011	11	0	8	0	5	0	0	58	82
May 2010	57	10	19	0	5	19	0	0	110
Durham Region									
May 2011	15	0	3	0	3	10	0	0	31
May 2010	20	0	9	0	8	60	0	0	97
Toronto CMA									
May 2011	92	11	39	0	22	407	13	454	1,038
May 2010	422	27	65	7	31	730	23	321	1,626
Oshawa CMA									
May 2011	11	0	3	0	3	10	0	0	27
May 2010	12	0	3	0	8	60	0	0	83
Greater Toronto Area									
May 2011	100	11	42	0	28	412	13	512	1,118
May 2010	453	37	73	7	44	777	23	321	1,735

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
May 2011	59	8	0	0	0	817	0	61	945
May 2010	71	4	17	0	2	403	0	0	497
York Region									
May 2011	488	56	36	0	20	3	0	0	603
May 2010	525	97	73	1	32	4	0	0	732
Peel Region									
May 2011	210	40	49	0	36	461	0	0	796
May 2010	127	34	23	0	38	0	0	0	222
Halton Region									
May 2011	120	38	103	0	38	0	0	0	299
May 2010	257	29	55	0	51	0	0	0	392
Durham Region									
May 2011	117	6	40	0	13	3	0	0	179
May 2010	125	0	38	0	0	0	0	0	163
Toronto CMA									
May 2011	930	132	202	4	99	1,281	0	61	2,709
May 2010	1,018	147	177	6	106	407	0	0	1,861
Oshawa CMA									
May 2011	109	6	26	0	12	3	0	0	156
May 2010	107	0	29	0	0	0	0	0	136
Greater Toronto Area									
May 2011	994	148	228	0	107	1,284	0	61	2,822
May 2010	1,105	164	206	1	123	407	0	0	2,006

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062
% Change	-9.6	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.2
2002	25,035	5,342	4,911	27	1,970	9,168	326	1,204	48,032
% Change	31.8	-6.6	26.4	17.4	18.7	-30.2	49.5	58.4	8.0
2001	18,990	5,722	3,884	23	1,659	13,141	218	760	44,483

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	% Change
Toronto City	64	101	0	2	31	61	1,571	1,268	1,666	1,432	16.3
Toronto	11	9	0	0	0	0	1,212	967	1,223	976	25.3
East York	3	9	0	0	0	0	0	0	3	9	-66.7
Etobicoke	11	12	0	0	0	0	0	0	11	12	-8.3
North York	33	45	0	0	14	0	359	301	406	346	17.3
Scarborough	3	22	0	0	17	61	0	0	20	83	-75.9
York	2	2	0	2	0	0	0	0	2	4	-50.0
York Region	383	371	28	40	58	182	0	0	469	593	-20.9
Aurora	4	28	0	0	0	0	0	0	4	28	-85.7
East Gwillimbury	0	0	0	0	6	0	0	0	6	0	n/a
Georgina Township	11	1	0	0	0	0	0	0	11	1	**
King Township	18	8	2	0	0	0	0	0	20	8	150.0
Markham	159	24	16	2	16	0	0	0	191	26	**
Newmarket	33	24	0	0	0	0	0	0	33	24	37.5
Richmond Hill	18	13	0	0	12	0	0	0	30	13	130.8
Vaughan	79	215	0	22	0	161	0	0	79	398	-80.2
Whitchurch-Stouffville	61	58	10	16	24	21	0	0	95	95	0.0
Peel Region	154	130	64	72	75	132	0	104	293	438	-33.1
Brampton	123	86	64	50	33	78	0	0	220	214	2.8
Caledon	22	21	0	12	42	0	0	0	64	33	93.9
Mississauga	9	23	0	10	0	54	0	104	9	191	-95.3
Halton Region	111	191	0	30	90	30	0	121	201	372	-46.0
Burlington	53	48	0	22	4	0	0	0	57	70	-18.6
Halton Hills	5	20	0	0	0	0	0	0	5	20	-75.0
Milton	43	72	0	8	70	8	0	0	113	88	28.4
Oakville	10	51	0	0	16	22	0	121	26	194	-86.6
Durham Region	179	195	10	2	120	31	0	0	309	228	35.5
Ajax	42	37	6	2	40	4	0	0	88	43	104.7
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	57	32	0	0	16	20	0	0	73	52	40.4
Oshawa	34	54	4	0	29	0	0	0	67	54	24.1
Pickering	1	8	0	0	3	0	0	0	4	8	-50.0
Scugog	3	1	0	0	0	0	0	0	3	1	200.0
Uxbridge	0	16	0	0	0	0	0	0	0	16	-100.0
Whitby	42	47	0	0	32	7	0	0	74	54	37.0
Remainder of Toronto CMA	83	91	10	4	0	0	0	0	93	95	-2.1
Bradford West Gwillimbury	75	68	10	0	0	0	0	0	85	68	25.0
Town of Mono	4	6	0	0	0	0	0	0	4	6	-33.3
New Tecumseth	4	7	0	0	0	0	0	0	4	7	-42.9
Orangeville	0	10	0	4	0	0	0	0	0	14	-100.0
Toronto CMA	785	897	108	128	293	409	1,571	1,493	2,757	2,927	-5.8
Oshawa CMA	133	133	4	0	77	27	0	0	214	160	33.8
Greater Toronto Area (GTA)	891	988	102	146	374	436	1,571	1,493	2,938	3,063	-4.1

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	232	365	120	36	95	171	6,917	4,793	7,364	5,365	37.3
Toronto	45	53	6	4	0	29	4,897	2,497	4,948	2,583	91.6
East York	15	20	0	0	0	0	363	0	378	20	**
Etobicoke	27	42	0	10	0	0	236	1,731	263	1,783	-85.2
North York	114	137	110	0	54	37	1,107	394	1,385	568	143.8
Scarborough	28	103	4	20	41	99	314	171	387	393	-1.5
York	2	8	0	2	0	6	0	0	2	16	-87.5
York Region	1,515	1,874	254	230	409	532	499	0	2,677	2,636	1.6
Aurora	22	183	0	10	0	0	0	0	22	193	-88.6
East Gwillimbury	27	23	14	0	17	28	0	0	58	51	13.7
Georgina Township	59	34	0	0	0	0	0	0	59	34	73.5
King Township	42	28	2	16	0	0	0	0	44	44	0.0
Markham	477	56	28	50	23	8	0	0	528	114	**
Newmarket	64	102	0	6	0	0	0	0	64	108	-40.7
Richmond Hill	206	286	4	4	109	120	0	0	319	410	-22.2
Vaughan	333	791	130	70	175	302	499	0	1,137	1,163	-2.2
Whitchurch-Stouffville	285	371	76	74	85	74	0	0	446	519	-14.1
Peel Region	884	613	288	280	299	441	1,279	130	2,750	1,464	87.8
Brampton	781	417	276	154	101	257	49	26	1,207	854	41.3
Caledon	71	92	6	32	71	17	0	0	148	141	5.0
Mississauga	32	104	6	94	127	167	1,230	104	1,395	469	197.4
Halton Region	599	772	20	130	390	338	216	303	1,225	1,543	-20.6
Burlington	132	97	4	100	4	50	0	182	140	429	-67.4
Halton Hills	20	60	2	0	0	23	0	0	22	83	-73.5
Milton	361	529	0	28	201	126	216	0	778	683	13.9
Oakville	86	86	14	2	185	139	0	121	285	348	-18.1
Durham Region	604	862	48	22	199	154	251	8	1,102	1,046	5.4
Ajax	133	170	10	22	92	121	0	0	235	313	-24.9
Brock	3	2	0	0	0	0	0	0	3	2	50.0
Clarington	163	178	0	0	28	26	0	8	191	212	-9.9
Oshawa	129	324	38	0	44	0	16	0	227	324	-29.9
Pickering	27	34	0	0	3	0	235	0	265	34	**
Scugog	6	4	0	0	0	0	0	0	6	4	50.0
Uxbridge	7	17	0	0	0	0	0	0	7	17	-58.8
Whitby	136	133	0	0	32	7	0	0	168	140	20.0
Remainder of Toronto CMA	204	272	52	20	0	24	0	0	256	316	-19.0
Bradford West Gwillimbury	159	161	36	4	0	18	0	0	195	183	6.6
Town of Mono	10	23	0	0	0	0	0	0	10	23	-56.5
New Tecumseth	24	35	16	2	0	0	0	0	40	37	8.1
Orangeville	11	53	0	14	0	6	0	0	11	73	-84.9
Toronto CMA	3,469	4,020	740	618	1,284	1,577	9,146	5,044	14,639	11,259	30.0
Oshawa CMA	428	635	38	0	104	33	16	8	586	676	-13.3
Greater Toronto Area (GTA)	3,834	4,486	730	698	1,392	1,636	9,162	5,234	15,118	12,054	25.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Toronto City	31	61	0	0	1,571	1,268	0	0
Toronto	0	0	0	0	1,212	967	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	14	0	0	0	359	301	0	0
Scarborough	17	61	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	58	182	0	0	0	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	6	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	16	0	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	12	0	0	0	0	0	0	0
Vaughan	0	161	0	0	0	0	0	0
Whitchurch-Stouffville	24	21	0	0	0	0	0	0
Peel Region	75	132	0	0	0	104	0	0
Brampton	33	78	0	0	0	0	0	0
Caledon	42	0	0	0	0	0	0	0
Mississauga	0	54	0	0	0	104	0	0
Halton Region	90	30	0	0	0	121	0	0
Burlington	4	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	70	8	0	0	0	0	0	0
Oakville	16	22	0	0	0	121	0	0
Durham Region	120	31	0	0	0	0	0	0
Ajax	40	4	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	16	20	0	0	0	0	0	0
Oshawa	29	0	0	0	0	0	0	0
Pickering	3	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	32	7	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	293	409	0	0	1,571	1,493	0	0
Oshawa CMA	77	27	0	0	0	0	0	0
Greater Toronto Area (GTA)	374	436	0	0	1,571	1,493	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	95	165	0	6	6,138	4,110	779	683
Toronto	0	29	0	0	4,591	2,468	306	29
East York	0	0	0	0	363	0	0	0
Etobicoke	0	0	0	0	0	1,230	236	501
North York	54	37	0	0	870	394	237	0
Scarborough	41	99	0	0	314	18	0	153
York	0	0	0	6	0	0	0	0
York Region	405	532	4	0	415	0	84	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	17	28	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	23	8	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	109	120	0	0	0	0	0	0
Vaughan	175	302	0	0	415	0	84	0
Whitchurch-Stouffville	81	74	4	0	0	0	0	0
Peel Region	299	433	0	8	1,279	104	0	26
Brampton	101	249	0	8	49	0	0	26
Caledon	71	17	0	0	0	0	0	0
Mississauga	127	167	0	0	1,230	104	0	0
Halton Region	390	338	0	0	216	303	0	0
Burlington	4	50	0	0	0	182	0	0
Halton Hills	0	23	0	0	0	0	0	0
Milton	201	126	0	0	216	0	0	0
Oakville	185	139	0	0	0	121	0	0
Durham Region	199	154	0	0	235	0	16	8
Ajax	92	121	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	28	26	0	0	0	0	0	8
Oshawa	44	0	0	0	0	0	16	0
Pickering	3	0	0	0	235	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	32	7	0	0	0	0	0	0
Remainder of Toronto CMA	0	24	0	0	0	0	0	0
Bradford West Gwillimbury	0	18	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	6	0	0	0	0	0	0
Toronto CMA	1,280	1,563	4	14	8,283	4,335	863	709
Oshawa CMA	104	33	0	0	0	0	16	8
Greater Toronto Area (GTA)	1,388	1,622	4	14	8,283	4,517	879	717

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market May 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Toronto City	78	115	1,588	1,317	0	0	1,666	1,432
Toronto	11	9	1,212	967	0	0	1,223	976
East York	3	9	0	0	0	0	3	9
Etobicoke	11	12	0	0	0	0	11	12
North York	47	45	359	301	0	0	406	346
Scarborough	3	34	17	49	0	0	20	83
York	2	4	0	0	0	0	2	4
York Region	469	477	0	116	0	0	469	593
Aurora	4	28	0	0	0	0	4	28
East Gwillimbury	6	0	0	0	0	0	6	0
Georgina Township	11	1	0	0	0	0	11	1
King Township	20	8	0	0	0	0	20	8
Markham	191	26	0	0	0	0	191	26
Newmarket	33	24	0	0	0	0	33	24
Richmond Hill	30	13	0	0	0	0	30	13
Vaughan	79	282	0	116	0	0	79	398
Whitchurch-Stouffville	95	95	0	0	0	0	95	95
Peel Region	293	300	0	138	0	0	293	438
Brampton	220	180	0	34	0	0	220	214
Caledon	64	33	0	0	0	0	64	33
Mississauga	9	87	0	104	0	0	9	191
Halton Region	181	243	20	129	0	0	201	372
Burlington	53	70	4	0	0	0	57	70
Halton Hills	5	20	0	0	0	0	5	20
Milton	113	80	0	8	0	0	113	88
Oakville	10	73	16	121	0	0	26	194
Durham Region	280	228	29	0	0	0	309	228
Ajax	88	43	0	0	0	0	88	43
Brock	0	0	0	0	0	0	0	0
Clarington	73	52	0	0	0	0	73	52
Oshawa	38	54	29	0	0	0	67	54
Pickering	4	8	0	0	0	0	4	8
Scugog	3	1	0	0	0	0	3	1
Uxbridge	0	16	0	0	0	0	0	16
Whitby	74	54	0	0	0	0	74	54
Remainder of Toronto CMA	91	91	2	4	0	0	93	95
Bradford West Gwillimbury	85	68	0	0	0	0	85	68
Town of Mono	2	5	2	1	0	0	4	6
New Tecumseth	4	4	0	3	0	0	4	7
Orangeville	0	14	0	0	0	0	0	14
Toronto CMA	1,151	1,223	1,606	1,704	0	0	2,757	2,927
Oshawa CMA	185	160	29	0	0	0	214	160
Greater Toronto Area (GTA)	1,301	1,363	1,637	1,700	0	0	2,938	3,063

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	833	528	5,752	4,148	779	689	7,364	5,365
Toronto	458	128	4,184	2,426	306	29	4,948	2,583
East York	15	20	363	0	0	0	378	20
Etobicoke	27	52	0	1,230	236	501	263	1,783
North York	278	143	870	425	237	0	1,385	568
Scarborough	52	173	335	67	0	153	387	393
York	2	10	0	0	0	6	2	16
York Region	2,131	2,462	458	174	88	0	2,677	2,636
Aurora	22	193	0	0	0	0	22	193
East Gwillimbury	58	51	0	0	0	0	58	51
Georgina Township	59	34	0	0	0	0	59	34
King Township	44	44	0	0	0	0	44	44
Markham	528	114	0	0	0	0	528	114
Newmarket	64	108	0	0	0	0	64	108
Richmond Hill	276	410	43	0	0	0	319	410
Vaughan	638	1,038	415	125	84	0	1,137	1,163
Whitchurch-Stouffville	442	470	0	49	4	0	446	519
Peel Region	1,369	1,148	1,381	282	0	34	2,750	1,464
Brampton	1,154	721	53	99	0	34	1,207	854
Caledon	148	135	0	6	0	0	148	141
Mississauga	67	292	1,328	177	0	0	1,395	469
Halton Region	912	1,097	313	446	0	0	1,225	1,543
Burlington	136	211	4	218	0	0	140	429
Halton Hills	22	83	0	0	0	0	22	83
Milton	562	675	216	8	0	0	778	683
Oakville	192	128	93	220	0	0	285	348
Durham Region	1,016	1,038	70	0	16	8	1,102	1,046
Ajax	221	313	14	0	0	0	235	313
Brock	3	2	0	0	0	0	3	2
Clarington	179	204	12	0	0	8	191	212
Oshawa	167	324	44	0	16	0	227	324
Pickering	265	34	0	0	0	0	265	34
Scugog	6	4	0	0	0	0	6	4
Uxbridge	7	17	0	0	0	0	7	17
Whitby	168	140	0	0	0	0	168	140
Remainder of Toronto CMA	242	304	14	12	0	0	256	316
Bradford West Gwillimbury	195	183	0	0	0	0	195	183
Town of Mono	5	21	5	2	0	0	10	23
New Tecumseth	31	27	9	10	0	0	40	37
Orangeville	11	73	0	0	0	0	11	73
Toronto CMA	5,844	5,692	7,928	4,844	867	723	14,639	11,259
Oshawa CMA	514	668	56	0	16	8	586	676
Greater Toronto Area (GTA)	6,261	6,273	7,974	5,050	883	731	15,118	12,054

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	% Change
Toronto City	55	70	8	6	0	9	849	411	912	496	83.9
Toronto	11	6	6	0	0	0	269	411	286	417	-31.4
East York	2	6	0	0	0	0	0	0	2	6	-66.7
Etobicoke	3	7	0	0	0	0	254	0	257	7	**
North York	21	25	0	4	0	0	326	0	347	29	**
Scarborough	18	26	0	0	0	9	0	0	18	35	-48.6
York	0	0	2	2	0	0	0	0	2	2	0.0
York Region	485	523	54	92	52	105	0	0	591	720	-17.9
Aurora	17	20	0	10	0	0	0	0	17	30	-43.3
East Gwillimbury	2	3	0	0	5	0	0	0	7	3	133.3
Georgina Township	6	3	0	0	0	0	0	0	6	3	100.0
King Township	16	2	0	0	4	0	0	0	20	2	**
Markham	131	57	16	0	0	10	0	0	147	67	119.4
Newmarket	14	20	0	0	0	0	0	0	14	20	-30.0
Richmond Hill	71	101	4	0	20	0	0	0	95	101	-5.9
Vaughan	182	259	10	68	23	51	0	0	215	378	-43.1
Whitchurch-Stouffville	46	58	24	14	0	44	0	0	70	116	-39.7
Peel Region	200	123	40	30	85	60	469	0	794	213	**
Brampton	176	77	34	8	61	32	0	0	271	117	131.6
Caledon	8	23	0	2	4	0	0	0	12	25	-52.0
Mississauga	16	23	6	20	20	28	469	0	511	71	**
Halton Region	119	272	36	28	142	82	0	0	297	382	-22.3
Burlington	18	22	22	18	0	17	0	0	40	57	-29.8
Halton Hills	5	10	0	0	0	0	0	0	5	10	-50.0
Milton	87	206	14	10	103	35	0	0	204	251	-18.7
Oakville	9	34	0	0	39	30	0	0	48	64	-25.0
Durham Region	114	124	6	0	48	38	6	0	174	162	7.4
Ajax	6	15	0	0	12	8	0	0	18	23	-21.7
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	44	26	0	0	9	0	6	0	59	26	126.9
Oshawa	14	30	0	0	5	22	0	0	19	52	-63.5
Pickering	2	5	0	0	0	0	0	0	2	5	-60.0
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	1	1	0	0	0	0	0	0	1	1	0.0
Whitby	47	46	6	0	22	8	0	0	75	54	38.9
Remainder of Toronto CMA	66	40	18	4	0	0	0	0	84	44	90.9
Bradford West Gwillimbury	57	16	14	0	0	0	0	0	71	16	**
Town of Mono	2	5	0	0	0	0	0	0	2	5	-60.0
New Tecumseth	4	5	4	0	0	0	0	0	8	5	60.0
Orangeville	3	14	0	4	0	0	0	0	3	18	-83.3
Toronto CMA	916	1,027	134	142	291	247	1,318	411	2,659	1,827	45.5
Oshawa CMA	105	102	6	0	36	30	6	0	153	132	15.9
Greater Toronto Area (GTA)	973	1,112	144	156	327	294	1,324	411	2,768	1,973	40.3

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Toronto City	288	320	30	118	140	88	5,405	3,623	5,863	4,149	41.3
Toronto	47	39	18	0	15	0	3,463	2,711	3,543	2,750	28.8
East York	10	16	0	2	0	0	0	198	10	216	-95.4
Etobicoke	36	42	10	8	0	4	551	127	597	181	**
North York	102	133	0	98	16	7	1,193	479	1,311	717	82.8
Scarborough	90	88	0	6	109	42	198	108	397	244	62.7
York	3	2	2	4	0	35	0	0	5	41	-87.8
York Region	1,530	1,984	144	364	406	150	208	120	2,288	2,618	-12.6
Aurora	72	69	8	60	0	0	153	0	233	129	80.6
East Gwillimbury	35	15	0	0	15	29	0	0	50	44	13.6
Georgina Township	40	20	0	0	11	0	0	0	51	20	155.0
King Township	68	18	0	0	18	0	0	0	86	18	**
Markham	232	349	80	82	86	10	0	120	398	561	-29.1
Newmarket	79	140	4	8	0	16	0	0	83	164	-49.4
Richmond Hill	294	184	4	26	95	0	25	0	418	210	99.0
Vaughan	601	932	16	120	148	51	30	0	795	1,103	-27.9
Whitchurch-Stouffville	109	257	32	68	33	44	0	0	174	369	-52.8
Peel Region	827	450	198	196	452	214	1,030	439	2,507	1,299	93.0
Brampton	690	314	142	52	357	65	74	30	1,263	461	174.0
Caledon	60	28	8	2	15	0	0	0	83	30	176.7
Mississauga	77	108	48	142	80	149	956	409	1,161	808	43.7
Halton Region	495	719	120	96	386	243	53	153	1,054	1,211	-13.0
Burlington	114	99	40	76	22	33	0	82	176	290	-39.3
Halton Hills	29	24	0	0	8	17	53	0	90	41	119.5
Milton	246	468	80	20	190	100	0	71	516	659	-21.7
Oakville	106	128	0	0	166	93	0	0	272	221	23.1
Durham Region	542	624	50	18	313	93	8	0	913	735	24.2
Ajax	102	154	40	16	170	30	0	0	312	200	56.0
Brock	1	18	0	0	0	0	0	0	1	18	-94.4
Clarington	151	123	0	0	28	0	6	0	185	123	50.4
Oshawa	139	121	2	2	27	43	2	0	170	166	2.4
Pickering	16	19	0	0	0	0	0	0	16	19	-15.8
Scugog	5	6	0	0	0	0	0	0	5	6	-16.7
Uxbridge	12	9	0	0	0	6	0	0	12	15	-20.0
Whitby	116	174	8	0	88	14	0	0	212	188	12.8
Remainder of Toronto CMA	256	172	36	30	26	33	0	58	318	293	8.5
Bradford West Gwillimbury	205	87	26	14	23	6	0	0	254	107	137.4
Town of Mono	15	15	0	0	0	0	0	0	15	15	0.0
New Tecumseth	24	49	8	2	0	0	0	0	32	51	-37.3
Orangeville	12	21	2	14	3	27	0	58	17	120	-85.8
Toronto CMA	3,412	3,728	528	744	1,558	731	6,696	4,311	12,194	9,514	28.2
Oshawa CMA	406	418	10	2	143	57	8	0	567	477	18.9
Greater Toronto Area (GTA)	3,682	4,097	542	792	1,697	788	6,704	4,335	12,625	10,012	26.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Toronto City	0	9	0	0	849	411	0	0
Toronto	0	0	0	0	269	411	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	254	0	0	0
North York	0	0	0	0	326	0	0	0
Scarborough	0	9	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	52	105	0	0	0	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	5	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	4	0	0	0	0	0	0	0
Markham	0	10	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	20	0	0	0	0	0	0	0
Vaughan	23	51	0	0	0	0	0	0
Whitchurch-Stouffville	0	44	0	0	0	0	0	0
Peel Region	85	60	0	0	469	0	0	0
Brampton	61	32	0	0	0	0	0	0
Caledon	4	0	0	0	0	0	0	0
Mississauga	20	28	0	0	469	0	0	0
Halton Region	142	82	0	0	0	0	0	0
Burlington	0	17	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	103	35	0	0	0	0	0	0
Oakville	39	30	0	0	0	0	0	0
Durham Region	48	38	0	0	6	0	0	0
Ajax	12	8	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	9	0	0	0	6	0	0	0
Oshawa	5	22	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	22	8	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	291	247	0	0	1,318	411	0	0
Oshawa CMA	36	30	0	0	6	0	0	0
Greater Toronto Area (GTA)	327	294	0	0	1,324	411	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	140	88	0	0	4,915	3,287	490	336
Toronto	15	0	0	0	3,305	2,375	158	336
East York	0	0	0	0	0	198	0	0
Etobicoke	0	4	0	0	551	127	0	0
North York	16	7	0	0	861	479	332	0
Scarborough	109	42	0	0	198	108	0	0
York	0	35	0	0	0	0	0	0
York Region	394	150	12	0	183	0	25	120
Aurora	0	0	0	0	153	0	0	0
East Gwillimbury	15	29	0	0	0	0	0	0
Georgina Township	11	0	0	0	0	0	0	0
King Township	18	0	0	0	0	0	0	0
Markham	86	10	0	0	0	0	0	120
Newmarket	0	16	0	0	0	0	0	0
Richmond Hill	95	0	0	0	0	0	25	0
Vaughan	148	51	0	0	30	0	0	0
Whitchurch-Stouffville	21	44	12	0	0	0	0	0
Peel Region	452	214	0	0	1,004	409	26	30
Brampton	357	65	0	0	48	0	26	30
Caledon	15	0	0	0	0	0	0	0
Mississauga	80	149	0	0	956	409	0	0
Halton Region	386	243	0	0	0	71	53	82
Burlington	22	33	0	0	0	0	0	82
Halton Hills	8	17	0	0	0	0	53	0
Milton	190	100	0	0	0	71	0	0
Oakville	166	93	0	0	0	0	0	0
Durham Region	313	90	0	3	6	0	2	0
Ajax	170	30	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	28	0	0	0	6	0	0	0
Oshawa	27	40	0	3	0	0	2	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	6	0	0	0	0	0	0
Whitby	88	14	0	0	0	0	0	0
Remainder of Toronto CMA	26	33	0	0	0	58	0	0
Bradford West Gwillimbury	23	6	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	3	27	0	0	0	58	0	0
Toronto CMA	1,546	731	12	0	6,102	3,825	594	486
Oshawa CMA	143	54	0	3	6	0	2	0
Greater Toronto Area (GTA)	1,685	785	12	3	6,108	3,767	596	568

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Toronto City	63	86	849	410	0	0	912	496
Toronto	17	16	269	401	0	0	286	417
East York	2	6	0	0	0	0	2	6
Etobicoke	3	7	254	0	0	0	257	7
North York	21	29	326	0	0	0	347	29
Scarborough	18	26	0	9	0	0	18	35
York	2	2	0	0	0	0	2	2
York Region	571	687	20	33	0	0	591	720
Aurora	17	30	0	0	0	0	17	30
East Gwillimbury	7	3	0	0	0	0	7	3
Georgina Township	6	3	0	0	0	0	6	3
King Township	20	2	0	0	0	0	20	2
Markham	147	67	0	0	0	0	147	67
Newmarket	14	20	0	0	0	0	14	20
Richmond Hill	75	101	20	0	0	0	95	101
Vaughan	215	377	0	1	0	0	215	378
Whitchurch-Stouffville	70	84	0	32	0	0	70	116
Peel Region	289	175	505	38	0	0	794	213
Brampton	235	85	36	32	0	0	271	117
Caledon	12	25	0	0	0	0	12	25
Mississauga	42	65	469	6	0	0	511	71
Halton Region	258	331	39	51	0	0	297	382
Burlington	40	40	0	17	0	0	40	57
Halton Hills	5	10	0	0	0	0	5	10
Milton	204	223	0	28	0	0	204	251
Oakville	9	58	39	6	0	0	48	64
Durham Region	156	162	18	0	0	0	174	162
Ajax	18	23	0	0	0	0	18	23
Brock	0	0	0	0	0	0	0	0
Clarington	53	26	6	0	0	0	59	26
Oshawa	14	52	5	0	0	0	19	52
Pickering	2	5	0	0	0	0	2	5
Scugog	0	1	0	0	0	0	0	1
Uxbridge	1	1	0	0	0	0	1	1
Whitby	68	54	7	0	0	0	75	54
Remainder of Toronto CMA	76	39	8	5	0	0	84	44
Bradford West Gwillimbury	71	16	0	0	0	0	71	16
Town of Mono	0	5	2	0	0	0	2	5
New Tecumseth	2	0	6	5	0	0	8	5
Orangeville	3	18	0	0	0	0	3	18
Toronto CMA	1,238	1,307	1,421	520	0	0	2,659	1,827
Oshawa CMA	135	132	18	0	0	0	153	132
Greater Toronto Area (GTA)	1,337	1,441	1,431	532	0	0	2,768	1,973

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Toronto City	433	520	4,940	3,293	490	336	5,863	4,149
Toronto	80	49	3,305	2,365	158	336	3,543	2,750
East York	10	18	0	198	0	0	10	216
Etobicoke	86	54	511	127	0	0	597	181
North York	102	238	877	479	332	0	1,311	717
Scarborough	150	120	247	124	0	0	397	244
York	5	41	0	0	0	0	5	41
York Region	1,985	2,465	266	33	37	120	2,288	2,618
Aurora	80	129	153	0	0	0	233	129
East Gwillimbury	50	44	0	0	0	0	50	44
Georgina Township	51	20	0	0	0	0	51	20
King Township	86	18	0	0	0	0	86	18
Markham	398	441	0	0	0	120	398	561
Newmarket	83	164	0	0	0	0	83	164
Richmond Hill	347	210	46	0	25	0	418	210
Vaughan	728	1,102	67	1	0	0	795	1,103
Whitchurch-Stouffville	162	337	0	32	12	0	174	369
Peel Region	1,255	706	1,226	563	26	30	2,507	1,299
Brampton	981	384	256	47	26	30	1,263	461
Caledon	77	30	6	0	0	0	83	30
Mississauga	197	292	964	516	0	0	1,161	808
Halton Region	927	927	74	202	53	82	1,054	1,211
Burlington	176	180	0	28	0	82	176	290
Halton Hills	37	32	0	9	53	0	90	41
Milton	516	523	0	136	0	0	516	659
Oakville	198	192	74	29	0	0	272	221
Durham Region	858	710	53	22	2	3	913	735
Ajax	312	200	0	0	0	0	312	200
Brock	1	18	0	0	0	0	1	18
Clarington	166	123	19	0	0	0	185	123
Oshawa	141	153	27	10	2	3	170	166
Pickering	16	19	0	0	0	0	16	19
Scugog	5	6	0	0	0	0	5	6
Uxbridge	12	9	0	6	0	0	12	15
Whitby	205	182	7	6	0	0	212	188
Remainder of Toronto CMA	294	218	24	75	0	0	318	293
Bradford West Gwillimbury	254	107	0	0	0	0	254	107
Town of Mono	12	10	3	5	0	0	15	15
New Tecumseth	11	39	21	12	0	0	32	51
Orangeville	17	62	0	58	0	0	17	120
Toronto CMA	5,058	4,884	6,530	4,144	606	486	12,194	9,514
Oshawa CMA	512	458	53	16	2	3	567	477
Greater Toronto Area (GTA)	5,458	5,328	6,559	4,113	608	571	12,625	10,012

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
May 2011	4	6.9	0	0.0	2	3.4	16	27.6	36	62.1	58	991,450	1,123,398
May 2010	2	2.8	0	0.0	5	7.0	26	36.6	38	53.5	71	820,900	1,167,291
Year-to-date 2011	43	14.7	6	2.0	7	2.4	62	21.2	175	59.7	293	995,000	1,168,389
Year-to-date 2010	10	3.1	7	2.2	30	9.3	55	17.0	222	68.5	324	910,000	1,227,079
Toronto													
May 2011	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	995,000	1,049,390
May 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2011	1	2.3	0	0.0	0	0.0	6	14.0	36	83.7	43	1,449,000	1,738,484
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	5.9	32	94.1	34	1,200,000	1,378,672
East York													
May 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
May 2010	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2011	0	0.0	0	0.0	1	10.0	2	20.0	7	70.0	10	1,337,000	1,197,770
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	12.5	14	87.5	16	1,024,500	1,094,369
Etobicoke													
May 2011	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
May 2010	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	9	25.0	27	75.0	36	1,124,750	1,434,073
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	8.5	43	91.5	47	1,359,000	1,545,321
North York													
May 2011	1	4.3	0	0.0	0	0.0	0	0.0	22	95.7	23	1,298,550	1,641,128
May 2010	1	3.7	0	0.0	1	3.7	4	14.8	21	77.8	27	1,125,000	1,578,822
Year-to-date 2011	1	0.9	0	0.0	1	0.9	10	9.3	96	88.9	108	1,209,900	1,398,217
Year-to-date 2010	1	0.7	0	0.0	2	1.5	6	4.4	127	93.4	136	1,417,400	1,559,646
Scarborough													
May 2011	3	15.0	0	0.0	2	10.0	13	65.0	2	10.0	20	513,990	559,623
May 2010	1	3.8	0	0.0	4	15.4	21	80.8	0	0.0	26	597,490	569,675
Year-to-date 2011	41	44.1	6	6.5	5	5.4	34	36.6	7	7.5	93	446,990	523,683
Year-to-date 2010	9	10.2	7	8.0	28	31.8	40	45.5	4	4.5	88	499,990	524,614
York													
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
May 2011	16	3.3	69	14.2	53	10.9	286	58.7	63	12.9	487	584,990	608,333
May 2010	59	11.2	101	19.2	68	12.9	243	46.2	55	10.5	526	528,945	566,789
Year-to-date 2011	78	5.1	136	8.9	165	10.8	949	62.1	200	13.1	1,528	589,900	616,417
Year-to-date 2010	205	10.3	351	17.7	254	12.8	1,049	52.9	124	6.3	1,983	539,900	552,726
Aurora													
May 2011	0	0.0	0	0.0	0	0.0	13	76.5	4	23.5	17	590,990	633,889
May 2010	0	0.0	0	0.0	3	15.0	15	75.0	2	10.0	20	554,990	597,777
Year-to-date 2011	0	0.0	2	2.6	5	6.6	55	72.4	14	18.4	76	605,900	658,642
Year-to-date 2010	0	0.0	7	10.1	13	18.8	37	53.6	12	17.4	69	560,990	634,349
East Gwillimbury													
May 2011	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
May 2010	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2011	5	14.3	14	40.0	6	17.1	9	25.7	1	2.9	35	447,990	482,157
Year-to-date 2010	8	53.3	5	33.3	0	0.0	0	0.0	2	13.3	15	384,990	473,100
Georgina Township													
May 2011	3	50.0	0	0.0	0	0.0	0	0.0	3	50.0	6	--	--
May 2010	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2011	28	70.0	3	7.5	1	2.5	3	7.5	5	12.5	40	329,990	418,015
Year-to-date 2010	14	70.0	0	0.0	1	5.0	3	15.0	2	10.0	20	299,990	427,341
King Township													
May 2011	2	12.5	1	6.3	4	25.0	6	37.5	3	18.8	16	579,995	601,553
May 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	11	16.9	2	3.1	11	16.9	32	49.2	9	13.8	65	590,990	597,236
Year-to-date 2010	5	26.3	8	42.1	0	0.0	4	21.1	2	10.5	19	406,990	545,519
Markham													
May 2011	1	0.8	15	11.5	4	3.1	99	75.6	12	9.2	131	588,990	622,630
May 2010	1	1.8	0	0.0	7	12.3	49	86.0	0	0.0	57	553,990	562,175
Year-to-date 2011	6	2.6	19	8.2	40	17.2	141	60.8	26	11.2	232	574,990	603,919
Year-to-date 2010	7	2.0	49	14.0	66	18.9	219	62.6	9	2.6	350	539,990	552,464
Newmarket													
May 2011	2	11.8	7	41.2	3	17.6	5	29.4	0	0.0	17	440,990	472,456
May 2010	6	30.0	8	40.0	3	15.0	2	10.0	1	5.0	20	429,990	445,873
Year-to-date 2011	8	10.3	29	37.2	8	10.3	32	41.0	1	1.3	78	465,400	494,327
Year-to-date 2010	44	31.4	46	32.9	21	15.0	27	19.3	2	1.4	140	430,950	448,621
Richmond Hill													
May 2011	0	0.0	17	25.4	7	10.4	37	55.2	6	9.0	67	601,990	600,374
May 2010	22	21.8	24	23.8	4	4.0	41	40.6	10	9.9	101	502,990	554,789
Year-to-date 2011	1	0.3	33	11.5	15	5.2	201	70.0	37	12.9	287	635,900	655,636
Year-to-date 2010	24	13.0	56	30.3	16	8.6	77	41.6	12	6.5	185	474,900	538,543
Vaughan													
May 2011	1	0.5	18	9.7	15	8.1	116	62.7	35	18.9	185	625,900	649,970
May 2010	6	2.3	46	17.6	32	12.2	136	51.9	42	16.0	262	579,990	617,829
Year-to-date 2011	1	0.2	19	3.2	38	6.3	443	73.7	100	16.6	601	616,900	656,360
Year-to-date 2010	15	1.6	96	10.2	80	8.5	666	71.0	81	8.6	938	591,990	602,462
Whitchurch-Stouffville													
May 2011	5	10.9	11	23.9	20	43.5	10	21.7	0	0.0	46	469,900	466,927
May 2010	16	27.6	23	39.7	19	32.8	0	0.0	0	0.0	58	429,990	425,241
Year-to-date 2011	18	15.8	15	13.2	41	36.0	33	28.9	7	6.1	114	489,900	509,689
Year-to-date 2010	88	35.6	84	34.0	57	23.1	16	6.5	2	0.8	247	417,990	426,592

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
May 2011	46	21.9	26	12.4	24	11.4	99	47.1	15	7.1	210	531,945	553,561
May 2010	26	20.5	15	11.8	31	24.4	36	28.3	19	15.0	127	478,900	590,287
Year-to-date 2011	157	17.7	121	13.6	128	14.4	417	46.9	66	7.4	889	518,900	554,009
Year-to-date 2010	90	20.0	70	15.5	78	17.3	151	33.5	62	13.7	451	492,000	567,056
Brampton													
May 2011	46	24.7	25	13.4	23	12.4	87	46.8	5	2.7	186	499,900	517,578
May 2010	26	32.1	15	18.5	25	30.9	14	17.3	1	1.2	81	448,900	458,255
Year-to-date 2011	157	20.8	117	15.5	108	14.3	355	47.1	16	2.1	753	499,900	509,400
Year-to-date 2010	90	28.9	68	21.9	65	20.9	82	26.4	6	1.9	311	447,900	464,707
Caledon													
May 2011	0	0.0	1	12.5	0	0.0	6	75.0	1	12.5	8	--	--
May 2010	0	0.0	0	0.0	6	26.1	16	69.6	1	4.3	23	534,990	566,412
Year-to-date 2011	0	0.0	3	5.1	17	28.8	34	57.6	5	8.5	59	549,900	580,326
Year-to-date 2010	0	0.0	1	3.1	7	21.9	21	65.6	3	9.4	32	544,900	617,787
Mississauga													
May 2011	0	0.0	0	0.0	1	6.3	6	37.5	9	56.3	16	850,000	926,163
May 2010	0	0.0	0	0.0	0	0.0	6	26.1	17	73.9	23	1,100,000	1,079,148
Year-to-date 2011	0	0.0	1	1.3	3	3.9	28	36.4	45	58.4	77	850,000	970,088
Year-to-date 2010	0	0.0	1	0.9	6	5.6	48	44.4	53	49.1	108	720,000	846,754
Halton Region													
May 2011	37	30.8	40	33.3	20	16.7	13	10.8	10	8.3	120	420,900	504,034
May 2010	65	25.3	107	41.6	30	11.7	37	14.4	18	7.0	257	420,900	527,548
Year-to-date 2011	51	10.1	119	23.6	127	25.1	113	22.4	95	18.8	505	483,900	774,046
Year-to-date 2010	135	19.7	238	34.6	153	22.3	103	15.0	58	8.4	687	440,900	563,866
Burlington													
May 2011	1	5.6	2	11.1	7	38.9	8	44.4	0	0.0	18	499,990	511,323
May 2010	0	0.0	2	13.3	7	46.7	4	26.7	2	13.3	15	456,990	528,459
Year-to-date 2011	2	1.8	16	14.0	35	30.7	45	39.5	16	14.0	114	506,990	833,772
Year-to-date 2010	1	1.2	27	32.1	39	46.4	11	13.1	6	7.1	84	453,990	571,468
Halton Hills													
May 2011	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
May 2010	1	10.0	0	0.0	0	0.0	4	40.0	5	50.0	10	742,900	715,947
Year-to-date 2011	0	0.0	3	10.3	5	17.2	5	17.2	16	55.2	29	850,000	1,073,090
Year-to-date 2010	1	4.2	2	8.3	2	8.3	7	29.2	12	50.0	24	737,950	715,294
Milton													
May 2011	36	41.4	38	43.7	13	14.9	0	0.0	0	0.0	87	410,900	417,131
May 2010	64	31.7	105	52.0	22	10.9	9	4.5	2	1.0	202	410,900	423,064
Year-to-date 2011	48	19.5	98	39.8	85	34.6	12	4.9	3	1.2	246	430,900	452,207
Year-to-date 2010	133	28.7	209	45.0	101	21.8	16	3.4	5	1.1	464	420,900	430,865
Oakville													
May 2011	0	0.0	0	0.0	0	0.0	5	50.0	5	50.0	10	809,945	933,985
May 2010	0	0.0	0	0.0	1	3.3	20	66.7	9	30.0	30	641,990	1,167,814
Year-to-date 2011	1	0.9	2	1.7	2	1.7	51	44.0	60	51.7	116	780,000	1,323,111
Year-to-date 2010	0	0.0	0	0.0	11	9.6	69	60.0	35	30.4	115	622,990	1,063,343

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
May 2011	80	68.4	15	12.8	6	5.1	16	13.7	0	0.0	117	339,990	371,234
May 2010	65	52.0	19	15.2	17	13.6	24	19.2	0	0.0	125	398,900	409,700
Year-to-date 2011	319	59.2	60	11.1	62	11.5	91	16.9	7	1.3	539	361,990	396,115
Year-to-date 2010	288	47.6	71	11.7	71	11.7	165	27.3	10	1.7	605	414,990	431,850
Ajax													
May 2011	0	0.0	0	0.0	0	0.0	5	100.0	0	0.0	5	--	--
May 2010	3	23.1	0	0.0	0	0.0	10	76.9	0	0.0	13	551,100	521,185
Year-to-date 2011	9	8.7	19	18.3	31	29.8	44	42.3	1	1.0	104	492,100	495,188
Year-to-date 2010	23	14.8	4	2.6	19	12.3	108	69.7	1	0.6	155	541,100	521,983
Brock													
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
May 2011	35	79.5	3	6.8	1	2.3	5	11.4	0	0.0	44	333,990	350,858
May 2010	24	85.7	3	10.7	1	3.6	0	0.0	0	0.0	28	325,490	333,846
Year-to-date 2011	114	76.5	13	8.7	8	5.4	13	8.7	1	0.7	149	336,900	358,595
Year-to-date 2010	101	84.2	11	9.2	3	2.5	2	1.7	3	2.5	120	321,945	343,762
Oshawa													
May 2011	13	68.4	5	26.3	1	5.3	0	0.0	0	0.0	19	347,990	349,234
May 2010	22	66.7	7	21.2	2	6.1	2	6.1	0	0.0	33	367,990	365,405
Year-to-date 2011	107	73.8	20	13.8	12	8.3	6	4.1	0	0.0	145	330,990	349,108
Year-to-date 2010	89	70.6	18	14.3	10	7.9	9	7.1	0	0.0	126	352,400	358,774
Pickering													
May 2011	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
May 2010	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	15	93.8	1	6.3	16	600,295	631,763
Year-to-date 2010	0	0.0	0	0.0	0	0.0	17	94.4	1	5.6	18	602,770	644,498
Scugog													
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
May 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
May 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	3	25.0	2	16.7	2	16.7	4	33.3	1	8.3	12	491,100	502,466
Year-to-date 2010	0	0.0	2	22.2	1	11.1	5	55.6	1	11.1	9	--	--
Whitby													
May 2011	32	69.6	6	13.0	4	8.7	4	8.7	0	0.0	46	339,990	363,689
May 2010	16	34.8	9	19.6	14	30.4	7	15.2	0	0.0	46	434,490	433,984
Year-to-date 2011	86	76.1	6	5.3	9	8.0	9	8.0	3	2.7	113	339,990	370,068
Year-to-date 2010	75	42.4	36	20.3	38	21.5	24	13.6	4	2.3	177	423,990	434,197

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
May 2011	27	40.3	28	41.8	9	13.4	3	4.5	0	0.0	67	410,990	415,461
May 2010	35	87.5	1	2.5	1	2.5	3	7.5	0	0.0	40	357,945	373,402
Year-to-date 2011	106	41.7	91	35.8	38	15.0	14	5.5	5	2.0	254	415,490	423,846
Year-to-date 2010	158	90.8	6	3.4	4	2.3	6	3.4	0	0.0	174	344,945	345,794
Bradford West Gwillimbury													
May 2011	20	35.1	27	47.4	8	14.0	2	3.5	0	0.0	57	415,990	420,797
May 2010	15	93.8	1	6.3	0	0.0	0	0.0	0	0.0	16	362,490	364,796
Year-to-date 2011	72	35.1	87	42.4	37	18.0	8	3.9	1	0.5	205	419,990	424,169
Year-to-date 2010	81	93.1	6	6.9	0	0.0	0	0.0	0	0.0	87	350,000	353,537
Town of Mono													
May 2011	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	--	--
May 2010	1	20.0	0	0.0	1	20.0	3	60.0	0	0.0	5	--	--
Year-to-date 2011	0	0.0	1	8.3	1	8.3	6	50.0	4	33.3	12	639,950	677,883
Year-to-date 2010	7	41.2	0	0.0	4	23.5	6	35.3	0	0.0	17	460,000	464,662
New Tecumseth													
May 2011	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
May 2010	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2011	22	91.7	2	8.3	0	0.0	0	0.0	0	0.0	24	303,445	323,150
Year-to-date 2010	49	100.0	0	0.0	0	0.0	0	0.0	0	0.0	49	289,990	289,315
Orangeville													
May 2011	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
May 2010	14	100.0	0	0.0	0	0.0	0	0.0	0	0.0	14	352,900	352,048
Year-to-date 2011	12	92.3	1	7.7	0	0.0	0	0.0	0	0.0	13	369,900	370,141
Year-to-date 2010	21	100.0	0	0.0	0	0.0	0	0.0	0	0.0	21	345,900	349,275
Toronto CMA													
May 2011	129	13.8	162	17.4	101	10.8	416	44.6	124	13.3	932	545,900	602,372
May 2010	190	18.6	222	21.7	128	12.5	356	34.8	128	12.5	1,024	486,990	594,147
Year-to-date 2011	445	12.8	478	13.7	463	13.3	1,573	45.1	528	15.1	3,487	550,000	644,644
Year-to-date 2010	620	16.7	651	17.5	500	13.5	1,483	39.9	463	12.5	3,717	512,990	604,485
Oshawa CMA													
May 2011	80	73.4	14	12.8	6	5.5	9	8.3	0	0.0	109	339,990	355,990
May 2010	62	57.9	19	17.8	17	15.9	9	8.4	0	0.0	107	380,990	386,629
Year-to-date 2011	307	75.4	39	9.6	29	7.1	28	6.9	4	1.0	407	336,900	358,400
Year-to-date 2010	265	62.6	65	15.4	51	12.1	35	8.3	7	1.7	423	365,990	386,075
Greater Toronto Area													
May 2011	183	18.4	150	15.1	105	10.6	430	43.3	124	12.5	992	534,900	586,272
May 2010	217	19.6	242	21.9	151	13.7	366	33.1	130	11.8	1,106	478,900	581,164
Year-to-date 2011	648	17.3	442	11.8	489	13.0	1,632	43.5	543	14.5	3,754	539,990	634,293
Year-to-date 2010	728	18.0	737	18.2	586	14.5	1,523	37.6	476	11.8	4,050	499,450	592,103

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2011						
Submarket	May 2011	May 2010	% Change	YTD 2011	YTD 2010	% Change
Toronto City	1,123,398	1,167,291	-3.8	1,168,389	1,227,079	-4.8
Toronto	1,049,390	--	n/a	1,738,484	1,378,672	26.1
East York	--	--	n/a	1,197,770	1,094,369	9.4
Etobicoke	--	--	n/a	1,434,073	1,545,321	-7.2
North York	1,641,128	1,578,822	3.9	1,398,217	1,559,646	-10.4
Scarborough	559,623	569,675	-1.8	523,683	524,614	-0.2
York	--	--	n/a	--	--	n/a
York Region	608,333	566,789	7.3	616,417	552,726	11.5
Aurora	633,889	597,777	6.0	658,642	634,349	3.8
East Gwillimbury	--	--	n/a	482,157	473,100	1.9
Georgina Township	--	--	n/a	418,015	427,341	-2.2
King Township	601,553	--	n/a	597,236	545,519	9.5
Markham	622,630	562,175	10.8	603,919	552,464	9.3
Newmarket	472,456	445,873	6.0	494,327	448,621	10.2
Richmond Hill	600,374	554,789	8.2	655,636	538,543	21.7
Vaughan	649,970	617,829	5.2	656,360	602,462	8.9
Whitchurch-Stouffville	466,927	425,241	9.8	509,689	426,592	19.5
Peel Region	553,561	590,287	-6.2	554,009	567,056	-2.3
Brampton	517,578	458,255	12.9	509,400	464,707	9.6
Caledon	--	566,412	n/a	580,326	617,787	-6.1
Mississauga	926,163	1,079,148	-14.2	970,088	846,754	14.6
Halton Region	504,034	527,548	-4.5	774,046	563,866	37.3
Burlington	511,323	528,459	-3.2	833,772	571,468	45.9
Halton Hills	--	715,947	n/a	1,073,090	715,294	50.0
Milton	417,131	423,064	-1.4	452,207	430,865	5.0
Oakville	933,985	1,167,814	-20.0	1,323,111	1,063,343	24.4
Durham Region	371,234	409,700	-9.4	396,115	431,850	-8.3
Ajax	--	521,185	n/a	495,188	521,983	-5.1
Brock	--	--	n/a	--	--	n/a
Clarington	350,858	333,846	5.1	358,595	343,762	4.3
Oshawa	349,234	365,405	-4.4	349,108	358,774	-2.7
Pickering	--	--	n/a	631,763	644,498	-2.0
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	502,466	--	n/a
Whitby	363,689	433,984	-16.2	370,068	434,197	-14.8
Remainder of Toronto CMA	415,461	373,402	11.3	423,846	345,794	22.6
Bradford West Gwillimbury	420,797	364,796	15.4	424,169	353,537	20.0
Town of Mono	--	--	n/a	677,883	464,662	45.9
New Tecumseth	--	--	n/a	323,150	289,315	11.7
Orangeville	--	352,048	n/a	370,141	349,275	6.0
Toronto CMA	602,372	594,147	1.4	644,644	604,485	6.6
Oshawa CMA	355,990	386,629	-7.9	358,400	386,075	-7.2
Greater Toronto Area (GTA)	586,272	581,164	0.9	634,293	592,103	7.1

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
May 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	4,986	86.7	8,429	10,021	12,202	69.1	409,058	19.0	424,815
	February	7,291	77.1	8,742	12,726	14,241	61.4	431,509	19.4	427,977
	March	10,434	69.1	9,438	18,937	15,744	59.9	434,693	20.1	430,971
	April	10,897	34.4	8,252	20,689	15,471	53.3	437,566	13.5	438,583
	May	9,470	-1.2	7,226	18,940	14,613	49.4	446,593	12.9	433,866
	June	8,432	-23.0	6,136	15,082	13,065	47.0	435,064	7.7	426,107
	July	6,567	-34.1	5,710	10,833	11,246	50.8	420,455	6.3	429,097
	August	6,235	-22.5	6,421	10,502	12,153	52.8	410,995	6.0	431,204
	September	6,313	-23.0	6,453	12,917	11,704	55.1	427,269	5.0	433,497
	October	6,683	-20.9	6,906	10,593	11,704	59.0	443,633	4.8	434,476
	November	6,513	-12.6	7,332	8,642	11,230	65.3	437,999	4.7	435,052
	December	4,393	-20.7	7,171	4,285	10,796	66.4	433,887	5.3	441,588
2011	January	4,340	-13.0	7,442	9,025	11,436	65.1	427,159	4.4	445,353
	February	6,265	-14.1	7,508	11,536	12,739	58.9	454,470	5.3	455,172
	March	9,262	-11.2	7,658	15,315	11,534	66.4	456,147	4.9	457,372
	April	9,040	-17.0	7,353	14,495	11,606	63.4	477,406	9.1	466,975
	May	10,045	6.1	7,524	16,076	11,697	64.3	485,520	8.7	470,649
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	22,711	75.3		41,684			428,043	19.6	
	Q1 2011	19,867	-12.5		35,876			449,286	5.0	
	YTD 2010	43,078	40.5		81,313			434,530	15.2	
	YTD 2011	38,952	-9.6		66,447			465,156	7.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
May 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	532	52.0	845	1,120	1,169	72.3	289,195	12.5	295,831
	February	819	61.9	936	1,481	1,517	61.7	286,635	8.6	290,244
	March	1,111	60.1	948	2,019	1,558	60.8	306,171	16.0	306,454
	April	1,184	40.5	954	2,052	1,584	60.3	304,451	12.9	299,657
	May	1,027	0.1	754	1,879	1,434	52.6	301,568	8.2	295,563
	June	920	-17.5	698	1,614	1,395	50.0	304,278	8.0	296,059
	July	708	-31.5	594	1,198	1,240	47.9	295,445	3.6	292,637
	August	661	-24.5	651	1,206	1,302	50.0	312,692	12.3	314,437
	September	707	-14.3	738	1,390	1,305	56.5	296,395	5.0	297,608
	October	688	-19.8	740	1,088	1,175	63.0	302,490	4.7	301,778
	November	661	-4.9	844	974	1,311	64.4	295,698	3.2	297,753
	December	461	-9.1	876	471	1,240	70.6	294,305	2.6	301,151
2011	January	505	-5.1	809	1,074	1,128	71.8	302,326	4.5	309,092
	February	652	-20.4	751	1,248	1,274	58.9	302,068	5.4	306,424
	March	981	-11.7	830	1,666	1,278	64.9	301,668	-1.5	302,348
	April	949	-19.8	766	1,601	1,236	62.0	321,042	5.4	315,426
	May	1,040	1.3	765	1,728	1,323	57.8	316,057	4.8	309,841
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	2,462	58.8		4,620			296,004	12.8	
	Q1 2011	2,138	-13.2		3,988			301,945	2.0	
	YTD 2010	4,673	36.7		8,551			299,367	11.3	
	YTD 2011	4,127	-11.7		7,317			309,893	3.5	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
May 2011

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	2,874	9.5	68.3	854
	February	604	3.60	5.39	104.8	115.1	2,873	9.5	68.2	858
	March	631	3.60	5.85	104.9	115.3	2,879	9.4	68.2	859
	April	655	3.80	6.25	105.1	115.8	2,876	9.5	68.0	862
	May	639	3.70	5.99	105.8	116.3	2,881	9.5	68.0	859
	June	633	3.60	5.89	106.2	116.1	2,895	9.3	68.2	861
	July	627	3.50	5.79	106.2	117.1	2,916	9.0	68.3	861
	August	604	3.30	5.39	106.5	117.1	2,939	9.0	68.7	865
	September	604	3.30	5.39	106.5	117.3	2,946	9.1	68.8	873
	October	598	3.20	5.29	106.7	117.7	2,950	9.1	68.8	883
	November	607	3.35	5.44	107.2	117.8	2,945	8.7	68.3	891
	December	592	3.35	5.19	107.4	117.6	2,959	8.3	68.2	886
2011	January	592	3.35	5.19	107.8	117.5	2,971	8.3	68.4	884
	February	607	3.50	5.44	108.4	117.9	2,976	8.3	68.4	879
	March	601	3.50	5.34	108.7	119.4	2,960	8.5	68.1	884
	April	621	3.70	5.69	109.3	119.8	2,954	8.5	67.8	892
	May	616	3.70	5.59		120.8	2,958	8.6	67.9	896
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
May 2011

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.6	114.5	178.7	10.4	67.7	890
	February	604	3.60	5.39	104.8	115.1	181.3	10.3	68.5	876
	March	631	3.60	5.85	104.9	115.3	183.1	10.2	68.9	874
	April	655	3.80	6.25	105.1	115.8	185.0	9.8	69.2	869
	May	639	3.70	5.99	105.8	116.3	185.9	9.8	69.5	877
	June	633	3.60	5.89	106.2	116.1	187.0	10.1	70.0	879
	July	627	3.50	5.79	106.2	117.1	188.3	10.4	70.6	877
	August	604	3.30	5.39	106.5	117.1	189.8	10.4	71.0	873
	September	604	3.30	5.39	106.5	117.3	191.0	10.3	71.2	871
	October	598	3.20	5.29	106.7	117.7	191.3	10.1	71.0	877
	November	607	3.35	5.44	107.2	117.8	192.1	9.7	70.9	875
	December	592	3.35	5.19	107.4	117.6	191.2	9.4	70.2	872
2011	January	592	3.35	5.19	107.8	117.5	191.2	8.9	69.7	877
	February	607	3.50	5.44	108.4	117.9	188.5	8.9	68.6	889
	March	601	3.50	5.34	108.7	119.4	187.2	8.9	68.0	893
	April	621	3.70	5.69	109.3	119.8	185.0	9.9	68.0	889
	May	616	3.70	5.59		120.8	186.7	10.1	68.6	879
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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